

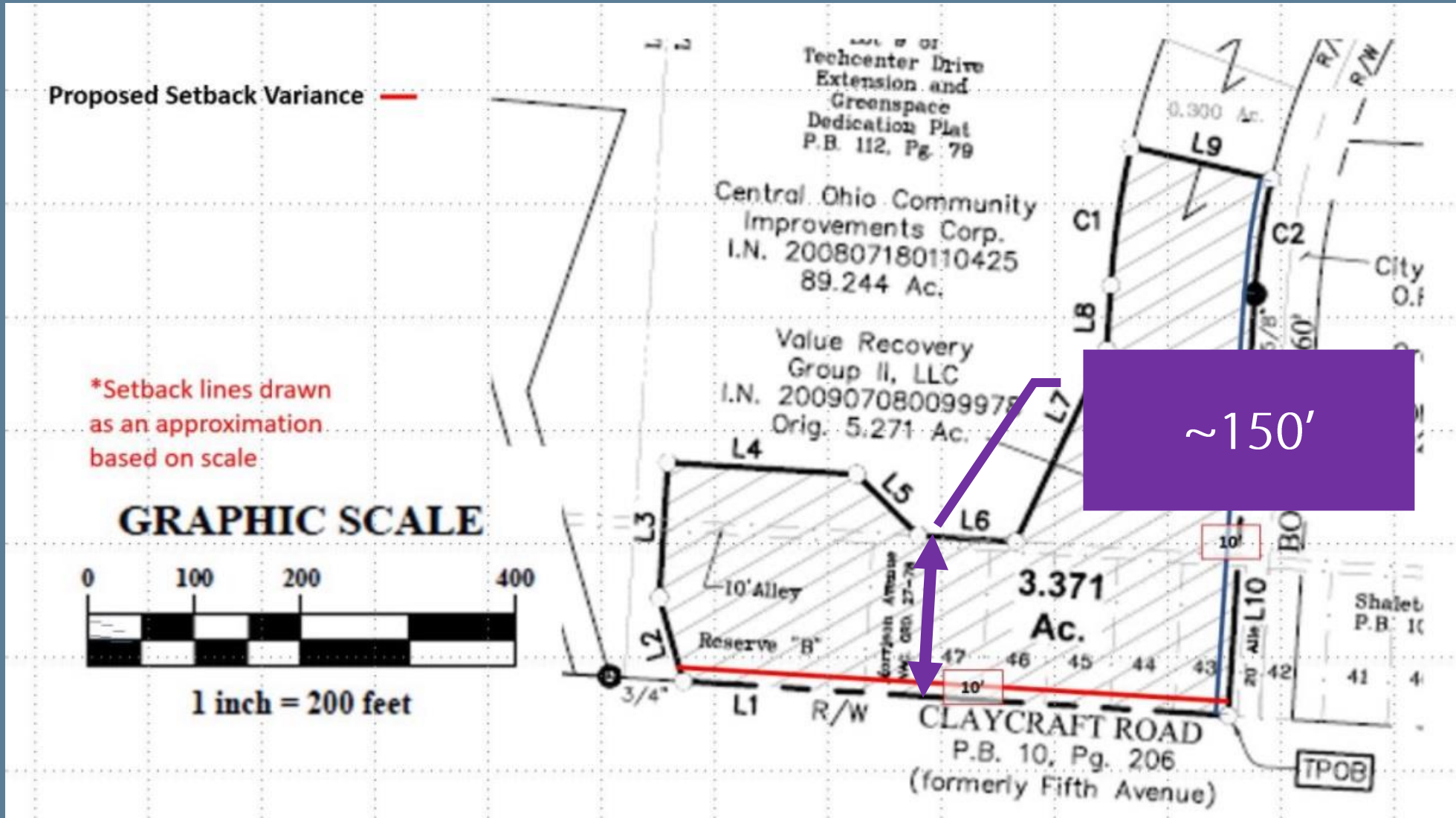


# Request Summary

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- Requesting approval of a reduced front yard setback of 10 feet along Claycraft Rd
- Zoned OCT – Office, Commerce, and Technology w/overlay
  - Requires 75-foot front yard setback for warehousing, manufacturing, and industrial uses
  - 60-foot setback for retail and commercial uses
  - 40-foot setback for professional and corporate office uses
- L-OCT – Limited Overlay
  - Reduced 10-foot front yard setbacks along Science Blvd

# Site Plan



# Request Summary

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- Staff recommends approval
- Lot abuts former Bedford Landfill, is irregularly shaped, and is shallow
  - These are special circumstances that justify a reduced setback
- The addition will not negatively impact surrounding properties



# Gahanna